

## ZONING AND BUILDING AGENDA

APRIL 20, 2004

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

240717      DOCKET #7104 – MICHAEL MCKAY, Owner, 11610 West 139<sup>th</sup> Street, Orland Park, Illinois 60462, Application (No. A-21-02; Z01010). Submitted by same. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District for a Planned Unit Development (If granted under companion, SU-2-02) for three single family residences in Section 6 of Orland Township. Property consists of approximately 1¼ acres located on the north side of 139<sup>th</sup> Street approximately 125 feet east of **Recommendation: That application be granted.**

240718      DOCKET #7105 – MICHAEL MCKAY, Owner, 11610 West 139<sup>th</sup> Street, Orland Park, Illinois 60462, Application (No. SU-21-02; Z01011). Submitted by same. Seeking a SPECIAL USE in the R-5 Single Family Residence District (If granted under companion A-21-02) for a Planned Unit Development of three single family residences in Section 6 of Orland Township. Property consists of approximately 1¼ acres located on the north side of 139<sup>th</sup> Street and approximately 125 feet east of Logan Drive in Orland Township. Intended use: Construction of 3 single family homes. **Recommendation: That application be granted.**

On April 23, 2002, the Board of Commissioners of Cook County granted the above referenced applications by (1) rezoning the said property from the R-3 Single Family Residence District to the R-5 Single Family Residence District, and granting a Special Use in the R-5 Single Family Residence District for a Preliminary Planned Unit Development of three (3) single family homes.

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

265190      DOCKET #7589 - J. HORN, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet (required for well and septic) to 12,215 square feet (existing) and to reduce lot width from the minimum required 150 feet to 99 feet (existing) for a single family residence on a private sewerage system and private well in the R-4 Single Family Residence District. The subject property consists of approximately 0.28 of an acre, located on the west side of 113<sup>th</sup> Avenue approximately 290 feet south of 155<sup>th</sup> Street in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

265191      DOCKET #7635 - D. & B. REALTY, LLC, Owners, Application: Variation to increase height of an existing on-premise freestanding advertising identification sign from the maximum allowed 20 feet to 30 feet in the C-3 General Service District. The subject property consists of approximately 1.26 acres, located on the southwest corner of 135<sup>th</sup> Street and Elm Avenue in Orland Township. The reason for the additional height requested is that the sign is setback 40 feet from 135<sup>th</sup> Street behind railroad tracks and would otherwise not be visible. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:**

- 265192      DOCKET #7636 - W. DOBRZYCKI, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 29,550 square feet (existing) for a proposed room addition in the R-3 Single Family Residence District. The Subject property consists of approximately 0.68 of an acre, located on the south side of Hickory Lane approximately 280 feet west of Ela Road in Palatine Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 265193      DOCKET #7637 - D. & J. HENNING, Owners, Application: Variation to reduce right yard setback from the minimum required 10 feet to 8 feet (existing) for a proposed addition and to reduce right interior side yard setback from the minimum required 10 feet to 5 feet (for an existing detached garage) in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the south side of McLean Avenue, approximately 237 feet east of Fairfield Avenue in Leyden Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 265194      DOCKET #7639 - M. WILSON, Owner, Application: Variation to reduce lot width from the minimum required 150 feet to 100 feet (existing) and to reduce left interior side yard setback from the minimum required 15 feet to 10 feet for a new single family residence on public sewer and private well in the R-3 Single Family Residence District. The subject property consists of approximately 0.92 of an acre, located on the northeast corner of Crawford Avenue and 192nd Street in Rich Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 265195      DOCKET #7640 - V. & L. BARONS, Owners, Application: Variation to reduce rear yard setback from the minimum required 5 feet to 3 1/2 feet (existing); to reduce distance between deck and pool from the minimum allowed 10 feet to 5 feet (existing) and to reduce right interior side yard setback from the minimum required 10 feet to 6 feet (existing); for an existing above ground pool in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of Manor Lane, approximately 249 feet north of Bryn Mawr Avenue in Norwood Park Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

\* The next regularly scheduled meeting is presently set for Tuesday, May 4, 2004.